

**GOLF HAMMOCK OWNERS ASSOCIATION ANNUAL MEMBER MEETING**  
**MINUTES (DRAFT) SATURDAY, JANUARY 21, 2023**  
**SEBRING CHRISTIAN CHURCH**  
**MEETING – 2:00 pm**

Meeting was called to order by President Nancy Beatty

**Board Directors Present:**

Nancy Beatty, Robert Schroeder, John Waddell, Matt Nelson, Donald Robinson, Norm Sochia, Alan Crocker, David Beumel

**Approval of Meeting Minutes**

Motion made by Rober Schroeder to approve January 2022 Annual Minutes. Donald Robinson Second. Motion Approved unanimously.

**Officer Reports:**

**President: Nancy Beatty**

Welcome to the annual meeting 2022 was an up and down year. Mother Nature was not kind with hurricanes, rain, lots of rain, and more than we've had since I moved here in 2001. We had driveways full of water for days, front yards flooded, and roadways flooded over. We had two houses in Golf Hammock that got water in their house. In Cormorant Point we had a 15 foot wide river running down the back of houses on the golf course down to Lake Judy. We had FEMA come in for debris pick up after the hurricane. I met with our new lawyer for the association. I met with the new engineers for drainage many times. I met with the roads and drainage committee many times. I met with the Violations and Architectural committees many times. Worked to create a new acknowledgement form for new buyers. Removed several solicitors. I had our webmaster put out several shoutouts from Golf Hammock Yard sale to Golf Hammock Golf Cart Christmas Parade. We had a piano concert in the activity center. We had a Walmart come to administer Covid, shingles, tetanus and flu shots. Everyone should go on to [ghoaonline.com](http://ghoaonline.com) to subscribe to the shoutouts. Half of the residents that live here have subscribed. We have 373 subscribers and 750 plus property owners. So I ask you to go online and subscribe if you haven't.

**Vice President: Robert Schroeder**

**Assisted President:**

- Writing of new procedures/policies/forms
- Review of new Board members application
- Review of various support contracts
- Generation of letters to homeowners
- Development of plan to acquire Sheriff Dept. aid (speeders)
- Selection of new legal counsel
- Creating agendas for various meetings
- Re-organization of GHOA history records
- Packing of library for carpet replacement
- Resolution of various Board issues
- MRTA overseeing
- Creating of 2023 Budget

**Assisted Treasurer:**

- Approving various invoices/costs of operations
- Updating Estoppel Process/forms
- Providing homeowner information as required
- Assisted in creation of 2023 Budget

**Assisted Secretary:**

- Updating polices/procedures/forms
- Creating/documenting monthly meeting minutes
- Signage posting for scheduled events
- Documenting new Board members information

**Assisted Architectural Committee:**

- Supplement research to determine validity of request
- Provide interpretation of governing documents
- Generation of letters to homeowners
- Meeting with homeowners

**Assisted Drainage/Paving Committee:**

- Attending various meetings to determine Plan of Action (POA) to resolve issues
- Attended engineering meetings providing data for POAs
- Overseeing approved POAs for implementation
- Hurricane cleanup culverts/catch basins
- Creation of 2023 budget
- Overseeing of pumping flooded areas

**Assisted Common Grounds:**

- Planting/mulching flower beds
- Repairing irrigation
- Signage creation/repair/installation
- Repair of Hog Fence
- Repair of lighting at entrances

- Hurricane cleanup
- Creation of 2023 budget
- Tree trimming/removal oversight

Directly involved with implementation of Article XIX Subsection 4 for Lot 006 failure to comply with violation notices.

Directly involved in management of Violations/Complaints Committee

Created policy/procedures for creation of "Compliance Enforcement Committee (CEC)" within approved governing documents/State Statute 720.

Directly involved with County offices with respect to authorized operations

Other duties/responsibilities that occur that need interpretation with respect to the GHOA governing documents.

**Secretary: Matt Nelson**

No Report

Treasurer: John Waddell

Golf Hammock Owners Association				Approved @ Board Meeting on 12/12/2022	
2023 Budget					
Budget				2023	
Line#	Description			Budget	
REVENUE:					
				Amount	
1	Assessment Write Off			\$ (1,000.00)	
2	Assessments	772 Lots @ \$375/Lot		\$ 289,500.00	
3	Clubhouse Use Fee			\$ -	
4	Garage Sale			\$ 250.00	
5	Interest Income			\$ 14.00	
	Finance Charges			\$ 400.00	
6	Admin Fees			\$ 1,000.00	
7	Attorney Fees Collected			\$ -	
8	Estoppel Requests	Budget for 40 Lot Sales		\$ 3,000.00	
9	Misc. Income			\$ -	
10	Directory Ads			\$ -	
11	Property Owner Lawn Maintenance			\$ -	
			<b>Total Revenue</b>	<b>\$ 293,164.00</b>	
EXPENSE:					
12	Annual Assessments			\$ 462.00	
12A		Postage		\$ 462.00	
12B		Other		\$ -	
13	Annual Meeting			\$ 1,025.00	
13A		Printing / Postage		\$ 950.00	
13B		Room Rental		\$ 75.00	
14	Bank Service Charges			\$ -	
15	Activity Center			\$ 9,600.00	
15A		Rent		\$ 8,400.00	
15B		Utilities		\$ 1,200.00	
16	Common Grounds Total			\$ 57,200.00	
16A	Common Grounds General Maintenance			\$ 12,100.00	
16B		Misc. Repairs	\$ 1,200.00		
16C		Irrigation Maintenance	\$ 1,500.00		
16D		Fencing Maintenance	\$ 1,200.00		
16E		Mulching / Stone/Planter Beds	\$ 4,600.00		
16F		Tree Trimming	\$ 3,600.00		
17	Common Grounds Lakes & Canals			\$ 17,000.00	
17A	Common Grounds Landscaping			\$ 11,050.00	
17B		Monthly	\$ 8,050.00		
17C		Landscape Maintenance	\$ 3,000.00		
17D	Common Grounds Mowing			\$ 16,000.00	
17E	Common Grounds Pest Control			\$ 750.00	
17F	Common Grounds Other			\$ 300.00	
18	Directory			\$ -	
19	Garage Sale Rental			\$ 300.00	
20	Insurance			\$ 7,000.00	
21	Lighting			\$ 9,000.00	
22	Directory			\$ -	
23	Office Expense ( Postage & Printing)			\$ 2,200.00	
23A		Regular Postage	\$ 1,100.00		
23B		Printing	\$ -		
23C	Office Expense Supplies			\$ 800.00	
23D	Office Expense Other			\$ 300.00	
24	Professional Fees Legal			\$ 3,500.00	\$ 14,300.00
25	Professional Fees Accounting			\$ 10,800.00	
26	Professional Fees Engineering & Consulting			\$ -	

27	Professional Fees - Other			\$ -	
	Property Owner Lawncare				\$ -
28	Security				\$ 4,050.00
29	Special Projects				\$ 177,262.50
29A		Drainage Projects		\$ 162,262.50	
29B		Paving and Road Repair		\$ -	
29C		Engineering Work		\$ 15,000.00	
29X	Net Charges/Expenses to Owners			\$ -	\$ -
30	Florida Annual Filing				\$ 200.00
31	Website Maintenance				\$ 4,100.00
32	Emergency Allowance				\$ 10,000.00
		<b>Total Expenses</b>			<b>\$ 296,699.50</b>
		<b>To Be Drawn from Savings Account</b>			<b>\$ 3,535.50</b>
		<b>* Net Revenues / Expenses</b>			<b>\$ 0.00</b>
	THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.				

Golf Hammock Owners Association, Inc.  
Balance Sheet - Tax Basis - No Disclosures  
As of December 31, 2022

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	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
MidFlorida WC	214,621.63
Savings	138,778.68
Total Checking/Savings	353,400.31
Accounts Receivable	
Accounts Receivable	10,350.60
Total Accounts Receivable	10,350.60
Other Current Assets	
PrePaid Insurance	4,210.54
Total Other Current Assets	4,210.54
Total Current Assets	367,961.45
TOTAL ASSETS	367,961.45
LIABILITIES & EQUITY	
Equity	
Net Equity	357,464.78
Net Income	10,496.67
Total Equity	367,961.45
TOTAL LIABILITIES & EQUITY	367,961.45

Golf Hammock Owners Association, Inc.  
Statement of Operations - Budget vs. Actual - No Disclosures  
January through December 2022.

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
Assessments	289,500.00	289,500.00	0.00	100.0%
Attorney Fee	250.00			
Estoppel Fee	5,550.00	3,750.00	1,800.00	148.0%
Finance charges	231.83	200.00	31.83	115.9%
Fees	1,375.00	1,000.00	375.00	137.5%
Garage Sale Income	240.00	450.00	(210.00)	53.3%
Interest Income	13.88	14.00	(0.12)	99.1%
Assessment Write-off	(1,090.72)	(1,000.00)	(90.72)	109.1%
<b>Total Income</b>	<b>296,069.99</b>	<b>293,914.00</b>	<b>2,155.99</b>	<b>100.7%</b>
<b>Gross Profit</b>	<b>296,069.99</b>	<b>293,914.00</b>	<b>2,155.99</b>	<b>100.7%</b>
<b>Expense</b>				
Annual Assessments	0.00	464.00	(464.00)	0.0%
Annual Meeting	950.39	1,650.00	(699.61)	57.6%
Bank Service Charges	15.00			
Clubhouse Rental	9,339.27	9,600.00	(260.73)	97.3%
Common Grounds	46,198.91	55,050.00	(8,851.09)	83.9%
Emergency Use	0.00	10,000.00	(10,000.00)	0.0%
Garage Sale Expense	242.76	300.00	(57.24)	80.9%
Insurance	7,968.28	7,000.00	968.28	113.8%
Lighting	10,110.53	9,000.00	1,110.53	112.3%
Office Expense	3,933.54	3,300.00	633.54	119.2%
Professional Fees	13,678.92	16,500.00	(2,821.08)	82.9%
Security	2,000.00			
Special Projects	186,879.11	228,520.00	(41,640.89)	81.8%
Taxes	61.25	200.00	(138.75)	30.6%
Web Site Maintenance	4,195.36	4,100.00	95.36	102.3%
<b>Total Expense</b>	<b>285,573.32</b>	<b>345,684.00</b>	<b>(60,110.68)</b>	<b>82.6%</b>
<b>Net Income</b>	<b>10,496.67</b>	<b>(51,770.00)</b>	<b>62,266.67</b>	<b>(20.3)%</b>

GOLF HAMMOCK OWNERS ASSOCIATION, INC.					
FINANCIAL ANALYSIS - KEY ITEMS					
FOR YEARS 2018 - 2022					
			Checking	Savings	Total
			<u>Account Balance</u>	<u>Account Balance</u>	<u>Balance</u>
<b>CASH BALANCES @ 12/31:</b>					
		2018	\$ 72,503	\$ 138,656	\$ 211,159
		2019	\$ 79,042	\$ 138,725	\$ 217,767
		2020	\$ 211,164	\$ 138,751	\$ 349,915
		2021	\$ 203,236	\$ 138,765	\$ 342,001
		2022	\$ 214,622	\$ 138,779	\$ 353,401
<b>ACCOUNTS RECEIVABLE BALANCES @ 12/31:</b>					
		2018	\$ 6,799		
		2019	\$ 15,406		
		2020	\$ 22,311		
		2021	\$ 11,706		
		2022*	\$ 10,351	*	
*Includes 11/14/2022 Invoice for Owner Property Clean-Up of \$5,350					
			<b>Total Actual</b>	<b>Total Budgeted</b>	<b>Variance</b>
			<b><u>Amount</u></b>	<b><u>Amount</u></b>	<b><u>Favorable (Unfavorable)</u></b>
<b>TOTAL EXPENSES VS. TOTAL BUDGET:</b>					
		2018	\$ 335,096	\$ 359,596	\$ 24,500
		2019	\$ 280,273	\$ 314,494	\$ 34,221
		2020	\$ 159,346	\$ 265,799	\$ 106,453
		2021	\$ 318,002	\$ 375,499	\$ 57,497
		2022	\$ 285,573	\$ 345,684	\$ 60,111
					<b>Variance</b>
			<b><u>Actual Amount Spent</u></b>	<b><u>Budgeted Amount</u></b>	<b><u>Favorable (Unfavorable)</u></b>
<b>SPECIAL PROJECTS ONLY:</b>					
<b>(ROADS &amp; DRAINAGE)</b>					
		2018	\$ 239,866	\$ 254,721	\$ 14,855
		2019	\$ 184,197	\$ 207,595	\$ 23,398
		2020	\$ 59,346	\$ 134,900	\$ 75,554
		2021	\$ 206,631	\$ 256,400	\$ 49,769
		2022	\$ 186,879	\$ 228,520	\$ 41,641
<b>Totals Through 2022:</b>			<b>\$ 876,919</b>	<b>\$ 1,082,136</b>	<b>\$ 205,217</b>
		2023	n/a	\$ 177,263	n/a
<b>Additional Income from \$125 Annual Assessment Increase Effective 01/01/2018:</b>					
				<b>Annual Increase Amount</b>	\$ 125
				<b>Number of Lots</b>	\$ 772
				<b>Number of Years</b>	5
<b>Total Funds Generated Over 5 years</b>					<b>\$ 482,500</b>



### **Treasurer remarks:**

New payment guidelines were put out for the year. One of the biggest parts of the payment guidelines was the change in the due date from the end of March to the end of January. Also included was a homeowner information update form. There are still 271 Lot owners that have not turned it in. The form will aid in the collection of assessments.

### **Committee Reports:**

#### **Common Grounds (landscaping - including tree care, irrigation, lighting/electrical, signs, and fences) – Allan Crocker, Chair**

During a 12 month period (Jan-Dec), the Common Grounds Committee oversees the scheduled and unscheduled maintenance of the lighting, irrigation, signage, landscape and special projects. The maintenance actions include annual mulching, tree trimming, lawn cutting/trimming, maintaining CG bordering the ponds, mail boxes and street courts. During 2022 the Committee was chaired by 2 different persons and each achieved the required tasks to maintain Golf Hammock's prideful landscape. Notable, the flower beds on the east entrance and along Golf Hammock Blvd were serviced with new plants/flowers/mulching and border clean up. The greatest challenge was the clean up after the hurricane. Several trees were damaged and required a lot of debris clean up as well as cutting/trimming. The Committee has established some enhancement goals for 2023 that will greatly contribute to the Golf Hammock community pride. The Committee is always looking for volunteers to help with the enhancement projects and routine maintenance. Please contact the current committee chair via the website contact information.

#### **Common Grounds (Lakes and Ponds) - Nancy Beatty, Chair**

After the hurricane, a new compressor had to be replaced in Lake Judy. We removed a large branch in Lake Clara. We removed debris from grids at several of the lakes. Regular maintenance was performed monthly.

#### **Complaints and Violations – Robert Schroeder, Chair**

- Number of Violations issued – 29
- Number of Courtesy Reminders sent to homeowners – 40
- Number of Violations open – 4
- Number of Violations referred to CEC – 4
- Number of controversies – 2

#### **Roads and Drainage – Richard Smith, Chair**

**ROADS:** During the year (2022) minimum work was conducted on the Golf Hammock road system. Two small areas of pavement repair and repair on the east entry.

**DRAINAGE:** The year 2022 began with several proposed repairs resulting from formal engineering surveys and professional recommendations by subject matter experts. Of the seven

proposed actions, various circumstances, contractor availability and unscheduled occurrences, only 4 of the 7 were achieved. The repairs that did get achieved, 3 of the 4 were successful, with the 4 th requiring minor corrections. The work accomplished did upgrade the GHOA drainage system and provided significant progress toward the desired goal. The tasks not completed were deferred to 2023.

The unscheduled events consisted of a hurricane and approximately 40” of rain in a very short period of time. Since the GHOA original drainage concept was designed to handle a normal rainy season (11”-20”), Golf Hammock experienced high water accumulation for several days. The exceptional high water (Par-Birdie-Eagle Courts) and streets (Lost Ball-Dog-Leg-Golf Hammock Dr.-Par Rd at Cormorant Point-Bogey Blvd and Lost Ball) was addressed by a post-hurricane engineering study and survey. The study and survey affirmed that the combination of excessive rain, ground saturation and design deficiency (original concept) generated visibility to previous unknown capacity capability.

The Committee has developed a plan to address the deferred 2022 tasks and begin addressing the

discoveries/deficiencies in the year 2023. The actual achievements will be influenced by the budget,

contractor availability and accessibility to the areas needing work. The Committee will move as aggressively as possible to meet the challenges of the Golf Hammock drainage system.

#### **Architectural Review-Donald Robinson, Chair**

Total of 79 approved and no disapproval

#### **Database and Directories - Open, Chair**

No Report

#### **Activity Center and Special Events - Linda Fisher, Chair**

#### **Events - Linda Fisher, Chair**

Community Yard Sale at the Sebring Christian Church February 18th, 2023. Need to request a form to reserve a spot, contact Judy Trier email: [jrtrier@gmail.com](mailto:jrtrier@gmail.com).

#### **Welcoming – Joyce Rowe**

I had 14 visits, left 25 welcome flyers, and delivered 4 directories for 2022.

#### **Street Captains - Cindy Bowser and Janet Phipps, Co-Chairs**

No Report

## Website – Ruthie

- Posted monthly meeting minutes, agendas, and other monthly website postings for Golf Hammock and Cormorant Point, yearly file maintenance
- 32 ShoutOuts were published, 86 emails were received, and 140 new subscribers signed up to receive updates

### **Other Postings:**

#### **GHOA**

- April 13, 2022 new Drainage Report
- GHOA Standing Rule Amendments
- Assisted resident with information on Owners Quick Reference Guide and 2022 garbage collection
- GHOA Board Members listing
- Removed Drainage Survey announcement from home page

#### **CPHA**

- Posted Potential Buyers Information under Announcements on the home page and in CPHA Document Center
- CPHA Annual Budget for 2022
- CPHA revised Annual Budget for 2022

### **Old Business:**

- None

### **New Business:**

- Accepted Nominations for Open Board Director Position
  - Louis Hughes
    - 3903 Duffer Rd
  - Tim Leesburg
    - 4405 Lost Ball Ct
  - Director position will be decided by general membership vote

President Nancy Beatty entertained comments from homeowners present at the meeting.

Carl Scaggs 2607 Lost Ball - Thank You

Douglas Latham 3709 Divot Rd - Association By Law Concerns.

Joyce Rowe 2800 Duffer Rd -

Motion to adjourn made by Donald Robinson. Robert Schroeder Second. Motion passed unanimously.

**Members are encouraged to access the GHOA Website to reference the meeting minutes that are subject to approval, and to review the Restrictions, Covenants, and Standing Rules that apply to meeting discussions. [www.ghoaonline.com](http://www.ghoaonline.com)**